

CITY OF NORFOLK PUBLIC WORKS

Fee Reduction Program



ways you can reduce your stormwater fee

This Policy supersedes and repeals all prior policies or regulations on this subject.



Why Norfolk has a Stormwater Fee...

The City of Norfolk is mandated under the Municipal Separate Storm Sewer System (MS4), Phase I Virginia Pollutant Discharge Elimination System (VPDES) permit to reduce pollutants from storm water runoff. In the absence of federal and state funding, revenue for the environmental storm water management program is derived primarily from storm water fees outlined in Chapter 41.1 of the City Code and §15.2-2114 of the Virginia Code. The

City currently assesses all property owners a fee based on a 2,000 square foot equivalent residential unit (ERU). This fee is utilized to cover the cost of services for the collection, treatment and discharge of storm water runoff. This fee structure is comparable to the fees charged by other Hampton Roads Phase I municipalities, including Newport News, Hampton, Chesapeake, Portsmouth and Virginia Beach.

Fee Reductions = Pollution Reductions

The City of Norfolk's Environmental Storm Water Fee Reduction policy is designed to encourage commercial, industrial, and residential property owners to take measures which can reduce the impact their properties have on the quality of our waterways by reducing the amount of pollutants entering the storm water system. It is important to note that the storm water fee reduction

program is intended to provide incentives for pollution reduction efforts.

In order to receive the reduction from the storm water utility, the property owner must submit an application including required supporting documentation to the Director of Public Works or his designee for review and approval.

How It Works....

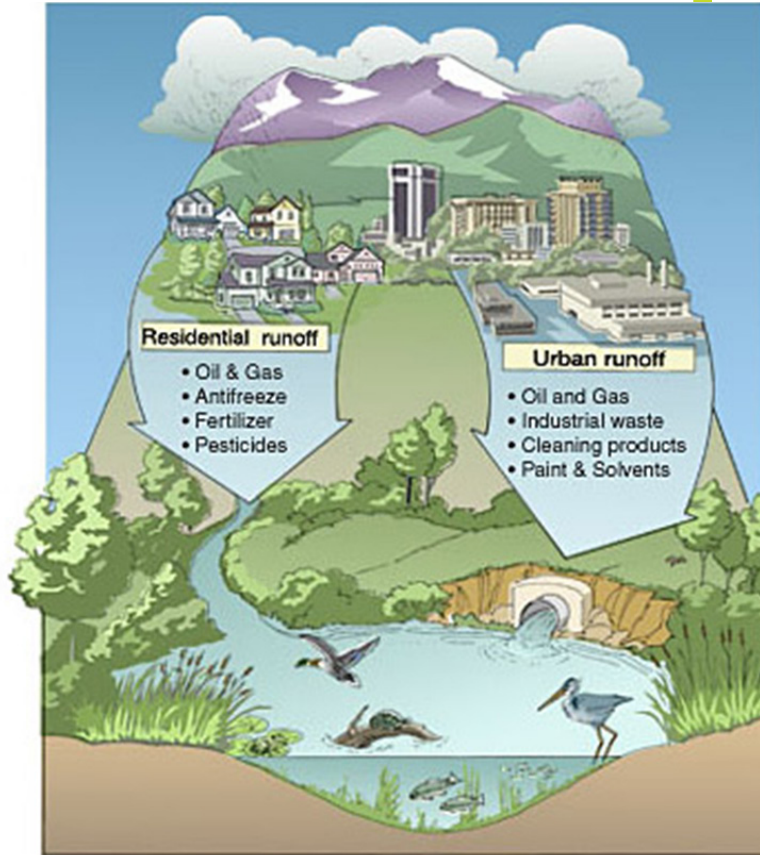
Fee charges under the Environmental Storm Water Management Program may be reduced under the following circumstances:

- Installation of **Residential** (one but no more than four residential/dwelling units) storm water management facilities
- Installation of **Non-residential** (property not meeting the residential criteria, including, but not limited to, industrial, commercial, recreational, cultural, multi-family-5 units or more) storm water management facilities

See City code 41.1-1 for complete definitions

Fee reduction criteria are routinely reviewed by City staff to ensure compliance with the reduction program. If the City determines the site characteristics surrounding the reduction are no longer valid, the discount shall be eliminated from the account. Because the reduction is designed to reduce pollutants entering the storm water system, the fee discount may be eliminated if the property owner is found to violate City Code 41.1-4, Pollution of the Storm Water System.

If a property owner desires to modify their request, a new application must be completed and submitted.



The maximum reduction any one entity may receive through this reduction program **is a 60%** reduction in their total storm water utility fee. When comparing total land use of impervious area within Norfolk, 40% is publicly owned and is of benefit to all property owners within Norfolk. Therefore everyone must contribute to the maintenance of the system.

What is a SWMF?

Storm Water Management Facilities (SWMF) are facilities which have been shown to be effective in helping to remove pollutants from storm water runoff. As an incentive for SWMF construction, storm water fee reductions may be given for construction and maintenance of SWMFs as outlined in the current Norfolk Design & Construction Manual. These SWMFs, when properly constructed and maintained, have been shown to reduce runoff pollution from the site.



Residential Fee Reduction Program

The City is providing a discount to residential property owners who install storm water management facilities (SWMF) voluntarily on their property to aid in storm water (sw) runoff and/or pollutant removal. The discount will be based on the type of SWMF installed on the residential property and the area treated.

Once your SWMF has been approved and installed, homeowners are required to complete an annual inspection report on June 1st each year thereafter for continued fee reduction consideration.

In order to qualify for a storm water fee reduction, the SWMF design and related calculations must be developed and reviewed by the City's Storm Water Engineer or his designee. The design of the SWMF shall meet the minimum drainage requirements as outlined in Table I and comply with the Norfolk Design & Construction Manual, Virginia Storm Water BMP Clearing House Manual, Virginia Tech Rain

Garden Guide, or other City approved design specifications. Multiple SWMFs may be installed per property to stack load reductions; however, the stacked SWMFs may not treat the same drainage area. The maximum credit per site is 60%.

At A Glance:

Example:

**Property owner installs
1 rain garden and 2 rain barrels**

**20% credit rain garden
+ 10% credit rain barrel
+ 10% credit rain barrel
= 40% fee reduction**

Multiple SWMFs may be installed per property to stack load reductions, but they may not treat the same drainage area.

Residential SWMF Construction

The SWMF must be installed as outlined in the plan. Consultation with a qualified contractor is recommended, but not required. Property owners are required to follow all local, State, and Federal laws and acquire all required land disturbing, construction, and environmental permits. Site plan review may be required.

Right to Inspection




The City may inspect the SWMF at any time during the year. If the on-site stormwater storage is no longer functioning or has not been maintained, the City reserves the right to cancel the credit for up to three years.

Residential SWMF Inspections

The SWMF inspector will perform inspections throughout the installation process to ensure compliance with the approved plan requirements. Any supporting documents providing proof that the SWMF was installed and functioning as designed must be provided to the City prior to any rate reduction. The property must be fully stabilized to avoid sediment runoff prior to the reduction being approved.

The owner must complete an annual inspection of the SWMF. Inspections should include a photo of the SWMF and a written summary of any discrepancies with the SWMF and corrective actions taken. The inspection should be submitted to the Division no later than June 1 of each year and will be retained by the Division. Failure to submit the annual inspection will void the rate reduction starting on July 1.

Table 1: Residential SWMF Options

SWMF Types	Visual	% Credit	Min Drainage Area (sf)	Other Required Documentation
Rain Barrels		10	300	Barrel Volume Roof Area Treated (sf)
Grass Swale		10	500	Drainage Area Treated Swale length and average depth
Buffer Area		10	N/A	Planting Plan Drainage Area Buffer Length & Width
Nutrient Management Plan		10	100% of the site	Approved Plan
Cistern		10	300	Rain Cistern Volume Roof Area Treated (sf) Water Use
Bioswale		20	500	Planting Plan Drainage Area Treated Swale length and average depth
Rain Garden		20	500	Planting Plan Drainage area treated Surface area and average depth
Permeable Pavement with Underdrain		20	300	Drainage area treated Surface area of pavement
Rooftop Disconnect with Soil Amendments		20	300	Length & Width of flow path Amendment Depth
Green Roof		50	800	Green Roof Surface area Planting Plan
Living Shoreline		50	N/A	Planting Plan Applicable Permits Length and Width of shoreline project

Residential SWMF Definitions

Rain Barrels/Cisterns: A tank used to catch rainwater running off roofs from a downspout.

Nutrient Management Plan: Program designed to manage the amount, source, placement, form and timing of the application of nutrients and soil amendments

Vegetated Filters: Bioswale, Grass Swale, Buffer Area. These are areas of dense turf, meadow grasses, trees or other vegetation with a minimum slope to absorb runoff from roof downspouts.

Rain Garden: Rain gardens are landscaped areas slightly below ground level that capture and filter stormwater runoff from a roof or other impervious (paved) surface.

Permeable Pavement: Pervious pavement may include concrete blocks, grid pavers, or pervious concrete or asphalt with a stone

reservoir underneath. The reservoir temporarily stores surface runoff before seeping it into the soil below. Gravel is not considered pervious pavement.

Rooftop/Downspout Disconnect: This is the process of separating roof downspouts from the storm system and redirecting roof runoff onto pervious surfaces where soil amendments have been applied, most commonly a lawn.

Green Roof: Living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproof membrane.

Living Shoreline: A shoreline protection option that allows for natural coastal processes to remain through the strategic placement of plants, stone, sand fill, and other structural and organic materials.



Non-Residential Property Fee Reduction Program

As an incentive for SWMF construction, fee reductions will be allowed for construction of approved SWMF's which reduce runoff pollution from the site. In order for a non-residential property to qualify for a storm water fee reduction, the SWMF design and related calculations must be developed and certified by a professional engineer or surveyor licensed to practice in the Commonwealth of Virginia. Pollutant loadings and SWMF effectiveness must be computed in accordance with the methods outlined in the Norfolk Design & Construction Manual.

The percent fee reduction will be computed to the nearest percent using the following formula:

$$\begin{aligned} &\% \text{ Fee Reduction} \\ &= \\ &(\% \text{ SWMF Efficiency Rating}) \\ &(\text{Area served by SWMF in acres} / \\ &\text{Total Site Area}) \end{aligned}$$

Multiple SWMFs may be installed for each property to stack load reductions; however, the stacked SWMF may not treat the same drainage area.

Up to 60% maximum credit per site

Non-Residential SWMF Construction

When constructing SWMFs, site plan review requirements and criteria must be followed. The design will be reviewed and approved through the site plan review process. If the formal process is not required (due to size limitations), the requirements and criteria still apply and the Division's Storm Water Engineer or his/her designee must review the proposed site plan prior to installation. A Declaration of Covenants must be signed by the property owner and filed with the Clerk of the Court prior to approval from the Division (copy of the Declaration will be kept on file at the Division).

A pre-construction meeting shall be arranged with the City's SWMF inspector at a minimum 48-hours prior to construction. The SWMF must be installed as outlined in the plan. Any modifications must be made by the engineer of record and the site plan adjusted as such, with approval from the Division. All sediment control measures must be installed prior to any land disturbing activity. All land disturbing permits and General Construction and Environmental Permits must be obtained where necessary.



Non-Residential SWMF Inspections

The SWMF inspector will perform inspections throughout the installation process to ensure compliance with site plan requirements. Any as-built or certifications providing proof that the SWMF was installed and functioning as designed must be provided to the City prior to any rate reduction. The property must be fully stabilized to avoid sediment runoff prior to the reduction being approved.

The owner must complete annual inspections of the SWMF. Inspections must be completed by a certified inspector and documented along with all discrepancies noted and corrective actions taken. These annual reports will be submitted to the Division no later than June 1 of each year. The inspection forms will be retained by the Division for the specific SWMF installed. Failure to submit the annual inspection reports will void the rate reduction starting on July 1.

The following items must be completed and submitted with your application to the Division to receive the reduction.

- Completed application for the Storm Water Fee Reduction/Waiver
- Proof of ownership of the facility
- Storm water system maintenance schedule
- Site Plan and Water Quality Calculations

Right to Inspection

The City may inspect the SWMF at any time during the year. If the on-site stormwater storage is no longer functioning or has not been maintained, the City reserves the right to cancel the credit for up to three years.

Residential and Non-Residential Application Checklist

- ☒ Applicant Name:
Name of individual property owner
- ☒ Property Address:
List address number and street name
Include city and zip code.
- ☒ Mailing address include if different from
property address.
- ☒ Parcel ID number:
Each piece of land has its own parcel ID
number. This information can be found on
the City's website under Norfolk Air
- ☒ Phone number:
The primary contact for the applicant
- ☒ Email address:
The primary contact for the applicant
- ☒ Credits applying for:
Select the credit for which the applicant
is applying. If you are doing a residential
project, check the first box. The other
options relate to commercial properties
and apartment complexes.
- ☒ SWFM type applying for
Check ALL that apply
- ☒ Attach ALL SWMF plans.
- ☒ Checked and complied with all
applicable City codes
- ☒ Applicant signature/date

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**Questions? Call 823-4010 or send a letter
to SW Fee Reduction Program,
Attn., Storm Water Engineer,
2233 McKann Ave, Norfolk VA 23509**

Maintenance Requirements

Storm Water Management Facilities (SWMFs) installed on a property must be maintained to ensure continued function.

Restrictions on Credits

Transfer of credit:

The property credit applies only to the applicant. Credits do not transfer if home ownership changes. A new application must be submitted for new account holders to receive the credit.

The SWMF must meet all applicable City of Norfolk building, planning and zoning code requirements.

Right to Inspection

The City may inspect the SWMF at any time during the year. If the on-site stormwater storage is no longer functioning or has not been maintained, the City reserves the right to cancel the credit for up to three years.

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Fee reductions associated with SWMF installation on residential and non-residential properties will become effective starting the first day of the following month after approval from the Director of Public Works or his designee. Retroactive rates reductions will not be considered. Rate reductions will be reviewed by the Director of Public Works or his designee annually during the month of June to ensure continued compliance with the rate reduction requirements. Failure to submit annual inspection reports for the previous year by June 1 may void the storm water rate reduction starting on July 1 and would require reapplication.

Stormwater Credit General Application

Applicant Name: _____

Property Address: _____

City/Zip: _____

Mailing address: (if different than property address) _____

City/Zip: _____

Parcel ID number: _____ Phone Number: _____

Email address: _____

Check One:

☐ This is the first credit application for this property.

☐ This is a credit renewal request.

☐ This is a reapplication after a credit suspension.

Credit applying for:

☐ Single-family residential property - **Complete Part 2 on next page**

☐ Multi-family/non-residential SWMF - **Supply Supporting Documentation**

- Proof of ownership
- Storm water maintenance schedule
- Copy of approved site plan
- Copy of storm water calculations
- As built or certifications if applicable

Applicant/Contact Signature: _____

Date: _____

Mail to: City of Norfolk, Stormwater Utility, Attn: Stormwater Credit Applications
2233 McKann Avenue, Norfolk, VA 23509

Single Family Residential Stormwater Credit Application - Part 2

Applicant Name: _____ Parcel ID Number: _____

Credit Applying For: *Check all that apply*

☐ **RAIN GARDEN**

Drainage Area Treated: _____ Surface area & average depth: _____

Date of construction: _____ ☐ Planting plan attached

☐ **ON-SITE STORMWATER STORAGE**

☐ Rain barrels

☐ Cistern

☐ other

Roof area treated (sf): _____ Volume of on-site storage _____ gallons

Water use: _____

☐ **PERMEABLE PAVEMENT WITH UNDERDRAIN**

☐ Paving blocks ☐ grid or grass pavers ☐ pervious concrete or asphalt

Surface area of pavement (sf): _____ Drainage area treated (sf): _____

☐ Stone reservoir is at least 10 inches deep at all points

☐ Compliant with city code

☐ **VEGETATED FILTER**

☐ Bioswale

☐ Living Shoreline

☐ Buffer area

☐ Grass swale

Drainage area treated (sf): _____ Length & average depth: _____ ☐ Planting plan attached

☐ **LAWNCARE NUTRIENT MANAGEMENT PLAN**

☐ Approved plan attached

☐ **GREEN ROOF**

Roof surface area (sf): _____ ☐ Planting plan attached

☐ **ROOFTOP DISCONNECTS WITH SOIL AMENDMENTS**

Length & width of flow path (sf): _____ Amended soil depth (sf): _____

☐ **PHOTOGRAPH OF MEASURE AS INSTALLED IS ATTACHED**

Single Family Residential Stormwater Credit Application - Part 2

Sketch of property with SWMF shown. (Attach additional plans as needed)

All applicable local codes:

_____ (initial) I, the applicant, have complied with all local codes applicable to the installation of the SWMF.

Owner certification:

_____ (initial) I hereby certify that I own and live at the property and I further declare, under penalty of perjury, that the information provided by me in this application is the truth to the best of my knowledge and belief.

Applicant/Owner Signature: _____ Date: _____

Mail to:

City of Norfolk Public Works, Stormwater Utility, Attn: Stormwater Credit Applications
2233 McKann Avenue, Norfolk VA 23509

**City of Norfolk,
Stormwater Utility
2233 McKann Avenue
Norfolk, VA 23509
757.823.4010
www.norfolk.gov**



Adopted: October 2016